

## Accessory Dwelling Unit (ADU) Interim Policy Summary

<b>ADU is permitted with a Site Plan Review if:</b>	<ul style="list-style-type: none"> <li>The property is zoned R-1, R-2, R-3, R-4, R-A, A-1 and A-2, or another zone where a single family residence (SFR) is allowed by right with a plot plan (ministerial review).</li> <li>Only one legal SFR exists on the property or is proposed to be built concurrently with the ADU.</li> <li>You propose to convert an existing guest house, mobile home, or caretaker's residence to an ADU.</li> </ul>
<b>An ADU is not permitted if the property:</b>	<ul style="list-style-type: none"> <li>Is not zoned to allow a SFR by-right</li> <li>The ADU is intended for sale separate from the primary SFR.</li> <li>Contains other habitable structures beyond the primary single family residence, except a pool house accessory to an existing swimming pool.</li> </ul>
<b>A Certificate of Compliance is required if:</b>	<ul style="list-style-type: none"> <li>An ADU is proposed on a deeded parcel or parcel created prior to 4/01/29, except where an ADU is proposed entirely within the existing habitable building footprint of a legally established single family residence. Planning staff will verify if a Certificate of Compliance is required.</li> </ul>

### DEVELOPMENT STANDARDS

<b>Minimum Lot Size</b>	There is no minimum lot size as long as a legal SFR exists on site.						
<b>ADU Size</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Minimum (150 sq. ft.)</th><th style="width: 50%;">Maximum (1,200 sq. ft.)</th></tr> </thead> <tbody> <tr> <td colspan="2">The maximum living area shall not exceed <b>1, 200 sq. ft.</b></td></tr> <tr> <td colspan="2">The maximum area for attached ADU shall not exceed <b>50%</b> of the existing primary residence (but in no case shall result in an increase in floor area of more than 1,200 sq. ft.)</td></tr> </tbody> </table>	Minimum (150 sq. ft.)	Maximum (1,200 sq. ft.)	The maximum living area shall not exceed <b>1, 200 sq. ft.</b>		The maximum area for attached ADU shall not exceed <b>50%</b> of the existing primary residence (but in no case shall result in an increase in floor area of more than 1,200 sq. ft.)	
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<b>Detached</b>							
<b>Attached</b>							
<b>Minimum Area requirements</b>	<p>Living/bedroom area: 70 sq. ft.</p> <p>Bathroom (Must include toilet, lavatory and bathtub or shower): 30 sq. ft.</p> <p>Kitchen/closets/hallways (Kitchen area with sink, stove, and refrigerator): 50 sq. ft.</p>						
<b>Yard Setback</b>	<ul style="list-style-type: none"> <li>Title 22 requirements still apply for front yard setbacks.</li> <li>If the ADU is established above the existing garage, a 5 ft. setback from the rear and side property line is required for the ADU only. It is not required for the existing garage.</li> <li>Proposed uninhabited spaces such as porches, covered patios, etc. attached to the ADU must comply with Title 22 setback and the 6 ft. building separation requirements. (i.e. Chapter 22.48.120)</li> <li>Title 22 does not apply to the habitable ADU. No setbacks or building separations are required unless specified by other county agencies such as Building and Safety or the Fire Department.</li> </ul>						
<i>Building and Safety has final approval on all building code requirements for setbacks</i>							
<b>Maximum Height</b>	Refer to the height requirements for the zone or Community Standards District (CSD), whichever is less restrictive.						
<b>Maximum Lot Coverage</b>	An ADU is not counted towards lot coverage, GSA or FAR. However, non-ADU structures shall adhere to the maximum zone or CSD lot coverage requirement.						
<b>Parking and Driveway</b>	<ul style="list-style-type: none"> <li>26 feet of clear backup space must be provided.</li> <li>Parking spaces must be 8 ½ ft. x 18 ft. Tandem parking is 8 ½ ft. x 36 ft. Compact parking is not allowed.</li> <li>A garage, carport, covered parking structure is demolished or rendered unusable in conjunction with the construction of the ADU, any parking spaces required for the ADU or primary residence may be provided as covered, uncovered, tandem spaces on an existing driveway, or by the use of mechanical parking lifts (per Building and Safety).</li> </ul> <p>(Note: Parking for existing dwelling shall be provided.)</p> <p><b>When ADU Parking Is Required:</b></p> <ul style="list-style-type: none"> <li>One bedroom: 1 parking space</li> <li>Two or more bedrooms: 2 parking spaces</li> <li>The proposed ADU is not entirely contained within the existing space of an existing detached garage or other accessory structure.</li> <li>An addition is proposed to an existing accessory structure that is converted into an ADU.</li> </ul> <p>• The proposed ADU is not entirely contained within the existing space of the existing SFR.</p> <p><b>When ADU Parking Is Not Required</b></p> <ul style="list-style-type: none"> <li>The ADU is entirely contained within an existing space of a primary residence or existing legal accessory structure (garage, guest house, rec room, etc.), and where no floor area expansion is proposed.</li> <li>The ADU is located within ½ mile of public transit (i.e. bus stop, bike share station, train station). Check current transit map for locations. Site plan should depict the location and distance of a public transit stop.</li> <li>On-street parking permits are required but not offered to the ADU occupant.</li> <li>There is a car share vehicle located within one block (includes both sides of the street) of the ADU.</li> </ul> <p>Check websites: <a href="http://www.zipcar.com/find-cars/losangeles">http://www.zipcar.com/find-cars/losangeles</a> or <a href="https://turo.com/rentals">https://turo.com/rentals</a>.</p>						

For coastal areas, please refer to the applicable Local Coastal Program at <http://planning.lacounty.gov/coastal>.

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ADU webpage: <http://planning.lacounty.gov/adu>

- A complete Accessory Dwelling Unit application includes ALL of the following items:

- ☐ Land Use application with original signatures.
- ☐ 1 set of scaled drawings which include the site plan, floor plan and elevations. Plans must be no larger than 2' x 3', must be folded no larger than 8 ½" x 14" and all required information must be complete and clearly identified on the plans. Structural and mechanical drawings are not required. 1 digital copy (pdf) on a CD or flash drive.
- ☐ Site plan should depict a map with location and distance of a public transit system (i.e. bus stop, rideshare, train station) located within ½ mile from the property line, as needed.
- ☐ Copies of Building Permits from LA County Building and Safety Office.
- ☐ Copies of Building Description Blank Slips from the LA County Assessor.
- ☐ Printed color photographs of the entire site. The proposed location of the ADU should be clearly identified on the photos.
- ☐ Applicable Site Plan Review filing fees.
- ☐ If planning staff determines that a Certificate of Compliance is required, associated application form and filing fees will also be required.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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